

NOTICE OF APPLICATION

A Master Application has been filed and accepted with the Department of Community & Economic Development (CED) – Planning Division of the City of Renton. The following briefly describes the application and the necessary Public Approvals.

DATE OF NOTICE OF APPLICATION:

July 11, 2014

PROJECT NAME/NUMBER:

Kennydale Vue Point Short Plat / LUA14-000859, MOD, SHPL-A

PROJECT DESCRIPTION:

The applicant is requesting approval of a 3-lot short plat (APN 334210-3165) totaling 23,422 square feet (0.54 acres) for the future development of 3 single-family houses. The subject property is located at 1316 North 34th Street, which is east of Park Avenue N and north of N 34th Street within the Residential-8 dwelling units per net acre (R-8) zone. The proposed lots range in size from 6,270 square feet to 8,223 square feet. Density would be 7.6 dwelling units per net acre. Access to proposed lot 1 would be via a right-of-way dedication of the westerly 27-feet of the subject property followed by road improvements along the limited access right-of-way/access easement extended to the end of the north property line. Access to lots 2 and 3 would be through a 23-foot wide easement and 20-foot wide paved shared-use driveway along the southern boundary of the site from the limited access road. No critical areas are located on the proposed project site which slopes downward from north to the southwest and southeast. Five trees are proposed to be retained. The existing house would be removed to accommodate the proposed project. A Geotechnical Report and Geotechnical Supplemental Letter were conducted by GeoResources, LLC in June 2014, indicating that infiltration of stormwater is feasible at the site.

PROJECT LOCATION:

1316 N 34th Street

PERMITS/REVIEW REQUESTED:

Short Plat Review

APPLICANT/PROJECT CONTACT PERSON:

Landon Beyler / Beyler Consulting / 7602 Bridgeport Way W., Ste 3D / Lakewood, WA 98499 / 253-301-4157 / landon@beylerconsulting.com

Comments on the above application must be submitted in writing to Clark H. Close, Associate Planner, Department of Community & Economic Development, 1055 South Grady Way, Renton, WA 98057, by 5:00 p.m. on July 25, 2014. If you have questions about this proposal, or wish to be made a party of record and receive additional notification by mail, contact the Project Manager at (425) 430-7289. Anyone who submits written comments will automatically become a party of record and will be notified of any decision on this project.

PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION

DATE OF APPLICATION:

JUNE 27, 2014

NOTICE OF COMPLETE APPLICATION:

JULY 11, 2014



If you would like to be made a party of record to receive further information on this proposed project, complete this form and return to: City of Renton, CED, Planning Division, 1055 South Grady Way, Renton, WA 98057.

File Name / No.: Kennydale Vue Point Short Plat / LUA14-000859, MOD, SHPL-A

NAME:

MAILING ADDRESS:

City/State/Zip:

TELEPHONE NO.: